



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

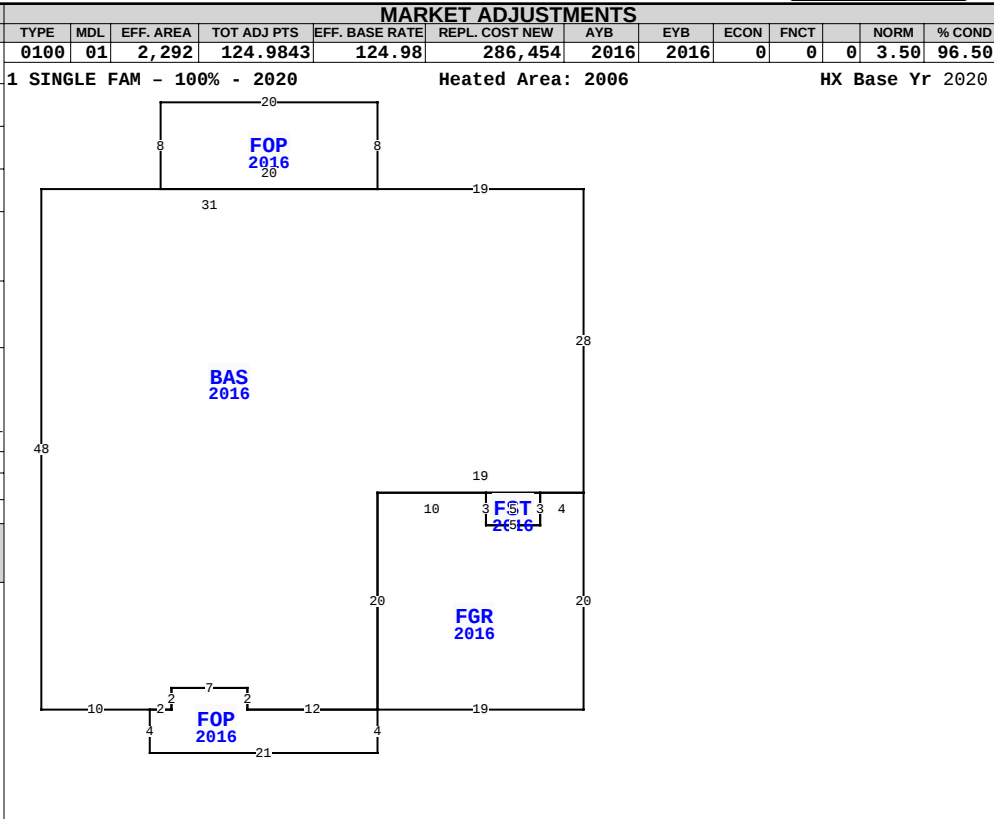
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2016	2,006	241,935
FGR	365	55	2016	201	24,242
FOP	98	30	2016	29	3,497
FOP	160	30	2016	48	5,789
FST	15	55	2016	8	965

TOTALS	2,644			2,292	276,428
EXTRA FEATURES					

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0 100	20 3	60.00	SF	6.50	6.50	100	2016	2016	3	95	371	
2	0810	CONCRETE A	0 100	0 0	606.00	SF	6.50	6.50	100	2016	2016	3	95	3,742	

LAND DESCRIPTION			TOTAL OB/XF 4,113														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000



BLD DATE	05/17/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

86044 VENUS CT, YULEE																	
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				276,428	
TOTAL MARKET OB/XF VALUE				4,113	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				330,541	
SOH/AGL Deduction				92,925	
ASSESSED VALUE				237,616	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				186,894	
TOTAL JUST VALUE				330,541	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				318,142	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531324	CO ISSUED	0	03/17/2016
B1531324	NEW CONSTR	249,532	10/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2287/0802	7/02/2019	WD Q	I	01	
GRANTOR: CLIFTON LARRY R & ROB					
GRANTEE: RODRIGUEZ ARMANDO &					
2186/1744	3/30/2018	WD Q	I	02	
GRANTOR: KRAMER DAVID A & ASHL					
GRANTEE: CLIFTON LARRY R & R					

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2016] W19 FOP=[YR=2016] N8 W20 S8 E20\$ W31 S48 E10														
FOP=[YR=2016] S4 E21 N4 FGR=[YR=2016] E19 N20 W4														
FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W10 S20\$ W12 N2 W7 S2														
W2\$ E2 N2 E7 S2 E12 N20 E19 N28\$.														